

North Tooele City Special Service District Business Meeting

Date: February 26, 2026

Time: 8:00 p.m.

Place: Tooele City Hall, Conference Room 224
90 North Main Street, Tooele, Utah

Board Members Present

Jeff Hammer, Chairman

Katrina Call

Kim Stenquist

Brian Roth

Others Present

Christian Springer, Jensen Family Landscape

Justin Brady, Tooele City Councilman

Travis Brady, Independent CPA

Excused

Jed Winder

Minutes prepared by Teresa Young

1. Open Meeting and Roll Call

Chairman Hammer called the meeting to order at 8:02 p.m. He asked that all members and attendees identify themselves for the record and announced that Jed Winder asked to be excused.

2. Public Comment Period

Chairman Hammer opened the forum for public comment at 8:01 p.m. Seeing no one come forward, he closed the forum for public comment at 8:01 p.m.

3. City Council Report

Presented by Justin Brady

Councilman Brady reported continued and significant growth throughout the community. Key developments include a new hotel near the bowling alley and a proposed WinCo Foods project east of the hotel, behind the dealership, which is expected to include additional retail uses such as a gym. The developer has received a portion of the requested water allocation with the condition that construction begins within two years, indicating the project is expected to move forward quickly.

Several transportation and infrastructure updates were noted. Progress continues on the traffic signal at 600 North, a UDOT managed project, though no firm completion date has been provided. On the same corner, Holiday Oil is nearing the start of construction, with groundwork anticipated this year. Additionally, the UDOT project near Smith's Marketplace is expected to open a left-turn lane by early summer.

Commercial and residential growth is ongoing across the city. New businesses are opening in the Smith's Marketplace area, including Jersey Mike's, scheduled to open next week. Development

- **Jensen Family Landscaping:** \$53,000 this year, down from \$64,000 last year.
- **Property taxes:** Deposited in January, bringing the cash balance to approximately \$113,000.
- Overall expenditures are tracking as expected against the budget.

Mr. Brady noted that a property tax increase will likely be necessary to cover aging infrastructure, rising fencing costs, and other district needs. A detailed plan and options will be presented at the April meeting, with a draft budget prepared for May and final approval in June, in coordination with board members and the county.

All semi-annual reports were submitted in January, keeping reporting up to date. No other significant changes were noted.

7. **Chair's Report**

Presented by Chairman Jeff Hammer

Chairman Hammer reminded board members that there will be no SSD meeting in March and emphasized the importance of completing Open Meetings training. Members were instructed to follow the email link provided, submit their completion certificates via email, and notify the Chair so records can be updated for the minutes. Completion of the training is also tied to the \$25 stipend for March.

A review of recent Tooele City charges by Mr. Brady, raised questions: one transaction for \$226 and another for \$6,420 in December. While most city charges relate to water or streetlight services, the unusually high December water-related charge is unclear. The board plans to follow up with Board Member Winder and Tooele City to obtain proper documentation and clarification.

It was confirmed that water payments are automatically debited from the district account, a process established several years ago, and that bills are brought to the meetings for review and approval.

8. **Approval of Minutes from Meeting Held on January 22, 2026**

Motion: Board Member Stenquist moved to approve the Minutes from the meeting held on January 22, 2026. Board Member Roth seconded the motion. Vote was "Aye" for all board members. Motion passed.

9. **Next in person meeting is scheduled for April 23, 2026**

Chairman Hammer reminded members to complete their Open and Public Meetings training and to submit their certificates to Ms. Young to receive credit for the March meeting.

The next in-person meeting is scheduled for April 23, 2026. The meeting was then officially adjourned.

10. **Adjourn**

Chairman Hammer adjourned meeting at 8:16 p.m.